082.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,400 / 576,400
					USE VALUE:	576,400 / 576,400
					ASSESSED:	576,400 / 576,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDRE JEFFREY & NEDRET
Owner 2:	
Owner 3:	
Street 1:	31 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOGAN JANICE -
Owner 2:	-
Street 1:	31 BLOSSOM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1929, having primarily Wood Shingle Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4719.000	183,300		393,100	576,400
Total Card	0.108	183,300		393,100	576,400
Total Parcel	0.108	183,300		393,100	576,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 667.13 /Parcel: 667.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50722

GIS Ref

GIS Ref

Insp Date 10/20/18

!6634!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,300	0	4,719.	393,100	576,400		Year end	12/23/2021
2021	101	FV	170,100	0	4,719.	393,100	563,200		Year End Roll	12/10/2020
2020	101	FV	170,200	0	4,719.	393,100	563,300	563,300	Year End Roll	12/18/2019
2019	101	FV	171,500	0	4,719.	387,500	559,000	559,000	Year End Roll	1/3/2019
2018	101	FV	171,500	0	4,719.	297,600	469,100	469,100	Year End Roll	12/20/2017
2017	101	FV	171,500	0	4,719.	280,800	452,300	452,300	Year End Roll	1/3/2017
2016	101	FV	171,500	0	4,719.	258,300	429,800	429,800	Year End	1/4/2016
2015	101	FV	150,900	0	4,719.	241,500	392,400	392,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:14:28

LAST REV

Date	Time
07/22/19	14:13:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOGAN JANICE,	55234-189		8/25/2010		340,000	No	No		
BAUM ELIZABETH/	38440-409		3/21/2003	Family	1	No	No		
LAMBERT FANNIE-	34293-110		12/12/2001	Family	1	No	No		
	13646-634		2/1/1979		46,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1672	New Wind	6,450	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Meas/Inspect	HS	Hanne S
2/26/2009	Measured	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4719		Sq. Ft.	Site		0	70.	1.19	6									393,099						393,100	

Total AC/HA:	0.10833	Total SF/SM:	4719	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,099	Spl Credit		Total:	393,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265618
Depreciation:	82342
Depreciated Total:	183276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

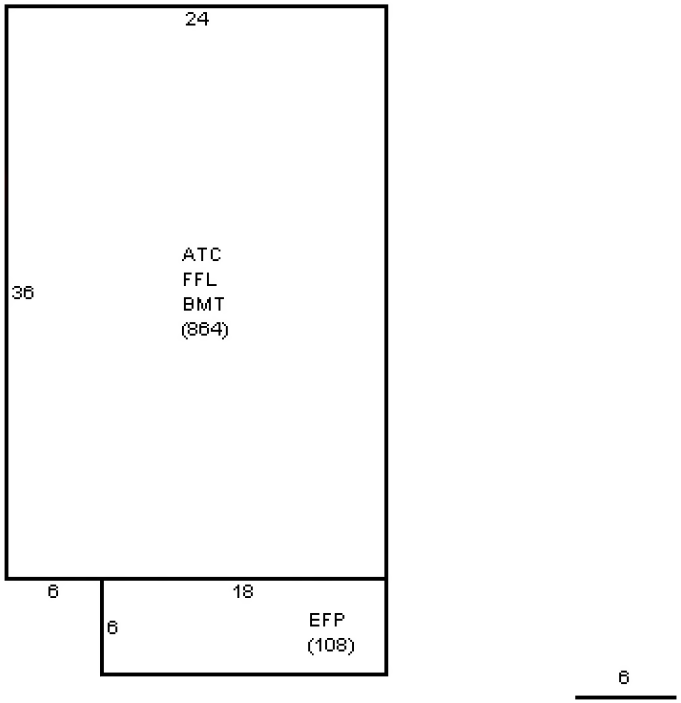
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	85.73
Final Total:	183300	Val/Su SzAd	157.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	40.090	34,639
FFL	First Floor	864	133.640	115,462
ATC	Attic	302	133.640	40,412
EFP	Enclos Porch	108	51.900	5,606

Net Sketched Area:	2,138			Total:	196,119
Size Ad	1166.3999	Gross Area	2700	FinArea	864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF			

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc